



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #3

June 3, 2014

BZH-28130

### HERITAGE PRESERVATION APPLICATION SUMMARY

**Property Location:** 2400 Stevens Avenue  
**Project Name:** Porch Rehabilitation and Wall Removal  
**Prepared By:** [John Smoley](#), Ph.D., City Planner, (612) 673-2830  
**Applicant:** Minneapolis International Hostel  
**Project Contact:** Kristi Oman, 612-871-4545  
**Ward:** 10  
**Neighborhood:** Whittier  
**Request:** To rehabilitate two porches and receive approval for the previously conducted removal of the retaining wall

**Required Applications:**

<b>Certificate of Appropriateness</b>	To rehabilitate two porches and receive approval for the previously conducted removal of the retaining wall
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### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Minneapolis International Hostel
<b>Historic Name</b>	King-Sweatt House
<b>Historic Address</b>	2400 Stevens Avenue
<b>Original Construction Date</b>	1909
<b>Original Architect</b>	William Channing Whitney
<b>Original Builder</b>	R.J. Cheney
<b>Historic Use</b>	Single-family Residence
<b>Current Use</b>	Hostel
<b>Proposed Use</b>	Hostel

<b>Date Application Deemed Complete</b>	April 7, 2014	<b>Date Extension Letter Sent</b>	n/a
<b>End of 60-Day Decision Period</b>	June 6, 2014	<b>End of 120-Day Decision Period</b>	August 5, 2014

**CLASSIFICATION**

<b>Local Historic District</b>	Washburn-Fair Oaks Historic District
<b>Period of Significance</b>	Turn-of-the-century
<b>Criteria of Significance</b>	Significant architecture
<b>Date of Local Designation</b>	1976
<b>Date of National Register Listing</b>	1978
<b>Applicable Design Guidelines</b>	Washburn-Fair Oaks Historic District Design Guidelines

**SUMMARY****BACKGROUND.**

The King-Sweatt residence at 2100 Stevens Avenue is a 2.5 story brick building designed in the Colonial Revival style. Originally used as a residence, the building now houses a youth hostel. This building is located at the southwest corner of Stevens Avenue and 24<sup>th</sup> Street East, just across the street from the Minneapolis Institute of Arts in the Washburn-Fair Oaks Historic District.

The Washburn-Fair Oaks Historic District is locally significant for its depiction of turn-of-the-century residential architecture ranging from opulent mansions to modest homes. The subject property is a contributing resource in this district as an excellent example of Colonial Revival architecture in a residence.

**APPLICANT'S PROPOSAL.** The applicant wishes to rehabilitate two porches and receive approval for the previously conducted removal of the retaining wall that ran along both street sides. The proposal requires a Certificate of Appropriateness.

The applicant has requested a continuance to the July 8, 2014 meeting to observe a religious holiday on June 3.

**PUBLIC COMMENTS.** Staff has received no comments on the proposal.

**RECOMMENDATIONS**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission continue the project two cycles to the July 8, 2014 meeting of the Heritage Preservation Commission.